

Property Background Information

Property Data	
Addresses	227, 249, 315 and 333 North First Street; 36, 42 and 52 East Palm Avenue; 36, 52 and 60 East Magnolia Boulevard; (reference site address: 315 North First Street)
Assessor's Parcel Numbers	2453-004-001, -002, -003, -004, -007, -009, -011, -014, -016, -017, -019, -020, -022, -023, -025, -026
Cross Streets: North South East West	Magnolia Boulevard Palm Avenue alley (between Palm & Orange Grove Ave.) First Street Bonnywood Place
General Plan Designation	Downtown Commercial
Zoning Designation	Burbank Center Limited Commercial Zone (BCC-2)
Property Size	2.992 acres
Current Development	Numerous single-story commercial and industrial structures with commercial, retail, and office uses.
Existing Entitlements	60 E. Magnolia Blvd. – neon sign (1954)
Street Classification	First Street – Secondary Arterial Magnolia Boulevard – Secondary Arterial Palm Avenue – Downtown Collector Olive Avenue – Major Arterial
Surrounding Neighborhood: North	Planned Development (PD) No. 89-4 zone; Burbank Town Center and shopping center
South	BCC-2 zone; office buildings & retail stores
East	PD No. 98-2, PD No. 2003-2, BCC-2 zones; AMC Theatre, and The Collection mixed use project
West	Interstate 5 Freeway and BCCM zone on opposite side; Regional Intermodal Transit Center (train station) and industrial buildings